

III.—Provided, likewise, that it shall be in the discretion of the Collector to reduce the fee in any case to one rupee for special reasons to be recorded in writing.

*By order,*

F. S. CHAPMAN,

Chief Secretary to Government.

No. 1303.

To

THE REVENUE COMMISSIONER, N.D.

*Camp Teethul, 18th May 1873.*

SIR,

As promised in para. 12 of my No. 713, of 12th March 1873, I have the honour to address you on the subject of the custody of vacant lands and records, and the sale of the former, in towns and cities under the operation of the City Survey Act.

2. In one of the three surveyed cities in this collectorate—Balsar—the cash receipts are already in excess of the expenditure actually incurred. But still the full financial benefits to be derived depend mainly upon the future. The sums yet to be realised

City.	Government.	Municipality.	Total.
	Rs.	Rs.	Rs.
Surat.....	74,150	92,212	1,66,362
Balsar.....	21,455	48,900	70,445
Ränder.....	22,669	29,893	52,562
Total.....	1,18,274	1,71,095	2,89,369

in each are shown in the margin. But I find that, though the surveys of Balsar and Ränder have been complete for above a year, scarcely a yard of land has been sold

since the Enquiry Officer left the place. In Surat the sales effected last year, 1871-72, fell to Rs. 2,673-14-6, and Mr. Shaw Stewart reported, in his No. 1134, of June 3rd, 1872, that "the demand for land in Surat seems to be abated, and the future realisations will be chiefly confined to sunnud fees."

3. Not only has there thus been no progress, but even the records of what has been done are in danger of being lost. At Balsar I found that, on what was called the completion of the survey, the fair maps were left by Mr. DeSouza, duly counter-signed but merely drawn, neither the numbers or names having

been put in. The old maps were grievously torn and defective. Moreover, even these, as also the registers, had got dispersed for various reasons, some being with the Chorasee Mamlutdar, some with the Government Pleader, and some absolutely missing. The records at Balsar were partly in the Assistant's bungalow and partly with the Municipal Secretary. Nobody seemed accountable for them. After three months' trouble they have now been pretty well collected.

4. The above state of torpor is not owing to any lack of desire to buy land. Whenever I run into Surat even for a day I find purchasers waiting for me, and now at Balsar there are several. But the cause clearly is that the Assistant Collectors, who are theoretically in charge of the survey work, are rarely at the towns of Ránder and Balsar, and that both there and in Surat some person on the spot is required whose special duty it is to attend to the whole affair.

5. This person must be a Government officer, because the lands are the property of Government—Government owns the annual two pie assessment, and will also come in for the reversion after 99 years. The exclusive rights of Government and absence of any authority on the part of municipalities, have been clearly laid down in the "Rules for assessment" (Government Resolution No. 867, February 28th, 1867, Nairne's Handbook, p. 142). At the same time, the municipalities derive so large a pecuniary return from the proceeds of occupancies that they may well bear a considerable proportion of the cost of such an officer. In fact, they already do so, as in Surat there has been for some time a "Survey Daroga" with a peon, costing the municipality Rs. 57 per mensem, and Balsar and Ránder have lately agreed to Rs. 25 and Rs. 20 per mensem, respectively, for a similar purpose. Government likewise now maintain a talatee and havildar at each place, who now attend solely to the cultivated lands.

6. The arrangement I beg to propose is as follows:—

1. The general supervision of all Government lands in a surveyed city shall rest with the Assistant Collector in charge of the taluka, subordinate to the Collector. He shall have such powers regarding sales of land as may from time to time be delegated to him by the Collector.

2. The charge of all such lands, and the custody of the survey records, as also the duty of selling, leasing such lands, &c., shall rest in the first instance with the Mamlutdar (just as such duties regarding cultivable lands in the taluka generally already do).

3. The rules to be observed regarding the management of such lands, shall be those already in force under Government Resolution No. 867, of February 28th, 1867.

4. To assist the Mamlutdar there shall be a subordinate establishment as under :—

City.	Lands Daroga. Rs. per mensem.	Assistant Daroga.	Havildar.	Contingen- cies.	Total.
	Rs.	Rs.	Rs. a. p.	Rs.	Rs. a. p.
Surat .....	40	15	7 0 0	5	67 0 0
Balsar .....	25	20	4 4 0	3	52 4 0
Ränder .....	20	20	4 4 0	3	47 4 0

5. The members of the above establishment shall be entitled to pension, compassionate allowance, or gratuity, as the case may be, like other Government servants.

6. The city records relating to lands of every kind shall be deposited in the Mamlutdar's Kutcherry, and the establishment shall work there under the Mamlutdar's orders when not engaged in the field.

7. It shall be the duty of the municipality to co-operate vigorously with the revenue authorities in the sale of lands, by obtaining purchasers and bringing encroachments to light. The municipalities of Surat, Balsar, and Ränder shall contribute monthly Rs. 50-8, Rs. 26-4, and Rs. 21-4, respectively, towards the expenses of the establishment.

7. By the above arrangement Government will be put to no

City.	Talatee.	Havildar.	Contingen- cies.	Total.
	Rs.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Surat.....	15.	.....	1 8 0	16 8 0
Balsar .....	20	4 4 0	1 12 0	26 0 0
Ränder ...	20	4 4 0	1 12 0	26 0 0

additional monthly expense, as the existing revenue establishments are, as shown marginally. The only virtual increase is the right of pension to the Daroga,

which is a trifle compared with the gain from the leasing of Government lands. A havildar or peon to carry maps and registers, hold the measuring chains, &c., is everywhere indispensable, and in Surat, where there is none, the Mamlutdar has to lend a peon. The Balsar and Ränder Talatees get Rs. 20 as they have a large extent of cultivated land to attend to.

8. Should these proposals be approved, I trust I may be favoured with early sanction, so that I may set all the scheme on foot, and watch its working during this monsoon.

T C. HOPE.

*City Survey.*

No. 3377.

REVENUE DEPARTMENT.

*Bombay Castle, 13th June 1873.*

Memorandum from the Revenue Commissioner, N.D., No. 2411, dated 23rd May 1873.—Forwarding, with an expression of his concurrence therein, a letter from the Collector of Surat (No. 1303 of 1873), who submits, for approval, the following proposals for the custody of vacant land and records, and the sale of the former in towns and cities under the operation of the City Survey Act in Surat :—

1. The general supervision of all Government lands in a surveyed city shall rest with the Assistant Collector in charge of the taluka, subordinate to the Collector. He shall have such powers regarding sales of land as may from time to time be delegated to him by the Collector.
2. The charge of all such lands and the custody of the survey records, as also the duty of selling, leasing such lands, &c., shall rest, in the first instance, with the Mamlutdar (just as such duties regarding cultivable lands in the taluka generally already do).
3. The rules to be observed regarding the management of such lands shall be those already in force under Government Resolution No. 862, of February 28th, 1867.
4. To assist the Mamlutdar there shall be a subordinate establishment as under :—

City.	Lands Daroga. Rs. per mensem.	Assistant Daroga.	Haavildar.	Contingencies.	Total.
—	Rs.	Rs.	Rs. a. p.	Rs.	Rs. a. p.
Surat .....	40	15	7 0 0	5	67 0 0
Balsar .....	25	20	4 4 0	3	52 4 0
Rander .....	20	20	4 4 0	3	47 4 0

5. The members of the above establishment shall be entitled to pension, compassionate allowance, or gratuity, as the case may be, like other Government servants.